



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 10, 2015 **DRB Case No.** PDR 1517653

Address 1135 Elm Street

Applicant Anet Minasian

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Benlian	x		x			
Charchian						
Mardian			x			
Malekian					x	
Simonian		x	x			
Total			3		1	

Design Review Board Decision: Approve with conditions.

1. Consider amending the landscape plans to include a landscape area between the one-car bay and two-car bay garage doors.
2. Include the front yard in the landscape plans.
3. Require window installation to be slightly recessed into the building façade, consistent with the Spanish style architecture.
4. Replace the proposed hung window for a casement window on the second floor bedroom on the southern elevation.
5. Roofing tile shall be two-piece.
6. Sills on all windows shall be wood, not EIFS.
7. The tile vents shall be true vents.
8. Rafter tails shall have a minimum dimension of 4 inches.

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Placement of the new structure at the rear of the lot helps maintain the streetscape along Elm Street.
- The garage for the proposed unit takes access from the alley.
- The landscaping proposed is consistent with the Spanish Revival style of the new unit.
- Mechanical equipment and trash areas are properly screened.

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The project provides an appropriate bridge on a street containing development with a wide variety of mass and scale.
- Side yard setbacks are varied.
- Massing is broken up through the use of second floor setbacks and balconies.
- Roof form is consistent with the Spanish style design of the project.

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Design and detailing consistent on all four sides of residential unit.
- Building is well designed at the alley elevation.
- Decorative and permeable paving material is used.
- High quality materials, including smooth plaster, fiberglass windows, and light weight Spanish tile are proposed.

Staff Member

Roger Kiesel

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.